



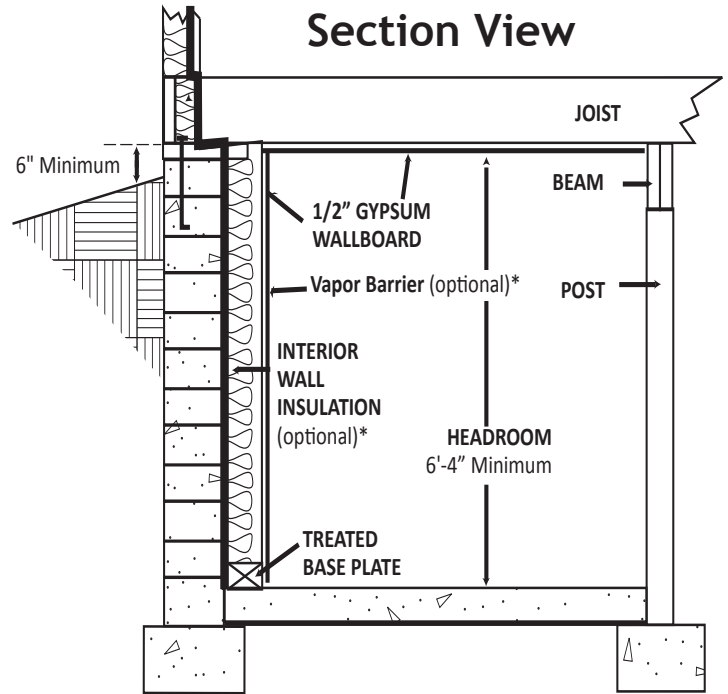
Building permit requirements

- A. **Signed, completed Building Permit application form.**
Be sure to include your daytime phone number.
- B. **Two sets of plans** - Submitted plans must have sufficient detail to construct the project. A floor plan and section view are required; all drawn to scale. Indicate room and wall dimensions, and all materials and sizes being used.
- C. **Building permit fee** is based on a published fee schedule available at the Building Inspection Division.

Other permits

Separate plumbing, heating, fireplace and electrical permits are required for each type of work being done.

This pamphlet is a guide to the most common questions and issues. It is not intended nor shall it be considered a complete set of requirements.



*Existing home foundations, built prior to June 2009 are exempt from the MN Energy Code regulations. Applicant may choose the insulation type if any, and simply follow the manufacturer's installation instructions (exposed foam on walls must be covered or approved type).

Inspections needed

- **Framing:** When all framing is complete, all mechanical, plumbing and electrical is installed, and prior to insulating.
- Note:** Rough-in inspections for all trades must be approved and signed off on the inspection card before a framing inspection will be performed.
- **Insulation, fire blocking:** When all wall insulation is in place and ceiling and wall vapor retarders are in place, but prior to the installation of any wall or ceiling finish materials.
- **Final:** When all work is complete.
- Note:** Final inspections for all trades must be approved and signed off on the inspection card before a building final inspection will be performed.

When calling for an inspection, have permit number(s) available.

Questions? Need an inspection?

Contact the City of Brainerd
Community Development Department
Building Safety Division

501 Laurel Street
Brainerd, MN 56455

Phone: 218-828-2307
Email: building@ci.brainerd.mn.us

(continued)

Existing Basement Finishing Info Sheet (cont.)

Construct all walls on treated or redwood plates. Spruce-Pine-Fir or Doug-Fir plates not allowed.

Dedicated GFI circuit required in bathroom.

Tamper proof electrical outlets are required every 12' along walls and 6' from door openings.

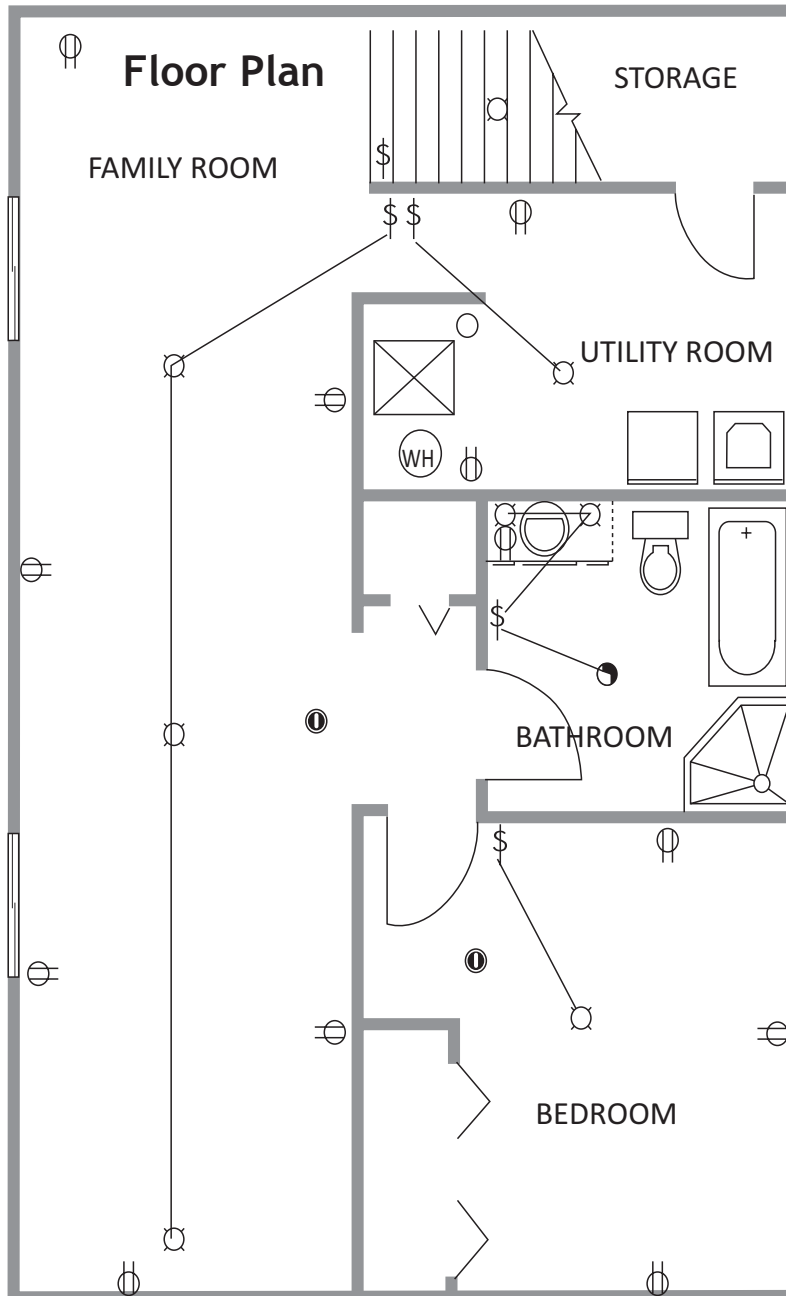
Smoke detectors and carbon monoxide detectors are required to be wired to the house electrical system when framing members are exposed.

Smoke detectors are required to be located in each bedroom and with in 10 feet of each bedroom area.

Carbon monoxide detectors are required to be located with 10 feet of bedrooms.

Minimum ceiling height is 6'-4", including projections such as beams and ducts.

Gas-fired furnace or water heater cannot be in a bedroom, bathroom or closet.



Protect storage under stairs on enclosed side with 1/2" gypsum wallboard.

Provide combustion air to furnace and a clear 30" working space in front of furnace.

A water heater must be able to be removed with the furnace intact.

Supply and return air is required for all habitable rooms.

A bathroom fan is required unless there is an operable window. Insulate the fan duct a minimum of 3' from the outside of the house rim.

Show window sizes. Emergency escape window required in each bedroom. Egress size: 5.7 sq. ft. of openable area with 20" min. width and min. height of 24". Sill no more than 44" above floor.

Notes

- There are varying clearances to combustible materials when building next to new or existing fireplaces. Discuss with Plans Examiner when obtaining permits.
- Arc-fault circuit breakers (AFCB) to be installed per 2020 NEC.
- Electrical panels are NOT allowed in bathrooms or closets.

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